

**CITY OF BELMONT
CITY COUNCIL
AND
BELMONT FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS**



www.belmont.gov

**NOTICE OF SPECIAL MEETING
Monday, August 3, 2015
5:45 P.M.**

One Twin Pines Lane, City Hall
City Council Chambers, Belmont, California

AGENDA

This Special Meeting is called to consider the items of business listed below.

1. ROLL CALL

2. ITEMS OF BUSINESS

Persons wishing to orally address the Council on the items of business listed below will be given an opportunity to do so before or during the Council's consideration of the item.

A. Repeal of Ordinances

- (1) Repeal of Ordinance 2015-1086 (Trees) and Ordinance 2015-1087 (Zoning)

Recommendation: Introduce the attached ordinances

Attachment(s):

Staff Report
Ordinance Repealing Ordinance 2015-1086 (Trees)
Ordinance Repealing Ordinance 2015-1087 (Zoning)

B. Convene a Joint Meeting with the Belmont Planning Commission to Consider the Following Topic of Discussion (6:00 P.M.)

- (1) 2035 General Plan Update

Recommendation: Discussion and Direction

Attachment(s):

Staff Report
Draft Preferred Plan and Maps
August 2015 Parks and Recreation Commission Comments -- General Plan Update
Power Point Presentation

3. ADJOURNMENT



If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. The speech and hearing-impaired may call (650)637-2999 for TDD services. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of the City Council/District Board regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting.



STAFF REPORT

Meeting Date: August 3, 2015

Agency: City of Belmont
Staff Contact: Greg Scoles, City Manager 595-7408
Agenda Title: Repeal of Ordinance No. 2015-1086 (Trees) and Ordinance No. 2015-1087 (Zoning)
Agenda Action: Ordinances (Introduction)

Recommendation

Staff recommends that the City Council introduce the attached ordinances.

Background

At its July 14, 2015 regular meeting, the City Council determined to repeal Ordinance 2015-1086 and Ordinance 2015-1087. The Council initiated this process by introducing two ordinances at the July 14, 2015 meeting, one repealing Ordinance 2015-1086 (Trees) and the other repealing Ordinance 2015-1087 (Zoning).

The City Council also determined to continue to pursue amending the City's residential development standards and tree regulations. The Council initiated this process by re-introducing portions of the ordinances to be repealed with substantial modifications to address concerns that have been raised. These modified provisions are contained in the ordinances introduced at the July 14, 2015 meeting that repealed the previous provisions. The Council indicated that it wants to consider further amendments to these ordinances, and to that end, wanted to receive additional feedback. Accordingly, the City Council directed additional public outreach to include:

- A Citywide Mailer
- Postings on Social Media and the City's Website
- Community Engagement Sessions with City Staff (Q & A)
- Hearings before the Planning and Parks and Recreation Commissions

Combining the repeal of the previous ordinances in the same ordinance as the further amendments to the zoning and tree provisions, though consistent with the law, may lead to misunderstanding among some in the community as to the effect of the Council's previous action.

Analysis

Adoption of the attached ordinances will repeal ordinance 2015-1086 and 2015-1087 consistent with Council direction given on July 14th and independent of the on-going process to amend the City's residential development standards and tree regulations. This action will hopefully clarify for some the direction given by the Council. This action will not affect the ordinances introduced on July 14th.

Alternatives

The Council could decide that clarifying action is not needed at this time and could instead take the recommended action at the Council's next regular meeting on August 25, 2015, or some later date.

Attachments

A. Ordinances

Fiscal Impact

☐ No Impact/Not Applicable
☐

Source:

☒ Council
☐ Staff
☐ Citizen Initiated
☐ Other*

Purpose:

☐ Statutory/Contractual Requirement
☒ Council Vision/Priority
☐ Discretionary Action
☐ Plan Implementation*

Public Outreach:

☒ Posting of Agenda
☐ Other*

*

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT REPEALING ORDINANCE 2015-1086

THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. REPEALS

Ordinance 2015-1086 is repealed.

SECTION 2. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

SECTION 3. PUBLICATION AND POSTING

This ordinance must be published once in a newspaper of general circulation, printed and published in San Mateo County and circulated in the City of Belmont, within fifteen (15) days after its adoption and takes effect and will be enforced thirty (30) days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on August 3, 2015 and adopted the ordinance at a regular meeting held on _____, 2015 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BELMONT REPEALING ORDINANCE 2015-1087

THE CITY COUNCIL OF THE CITY OF BELMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. REPEALS

Ordinance 2015-1087 is repealed.

SECTION 2. EFFECTIVE DATE.

This Ordinance takes effect 30 days after its adoption.

SECTION 3. PUBLICATION AND POSTING

This ordinance must be published once in a newspaper of general circulation, printed and published in San Mateo County and circulated in the City of Belmont, within fifteen (15) days after its adoption and takes effect and will be enforced thirty (30) days after its adoption.

* * *

The City Council of the City of Belmont, California introduced the foregoing ordinance, on August 3, 2015 and adopted the ordinance at a regular meeting held on _____, 2015 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney



Meeting Date: August 3, 2015

STAFF REPORT

Agency: City of Belmont

Staff Contact: Carlos de Melo, Community Development Director, (650) 595-7440
cdemelo@belmont.gov

Agenda Title: 2035 General Plan Update - Joint City Council/Planning Commission Meeting

Agenda Action: Discussion and Direction

Recommendation

Staff recommends the City Council and Planning Commission hold a joint meeting to hear a presentation on the Preferred Plan for the 2035 General Plan (GP) Update Project. Following the presentation and discussion, it is recommended that the Council/Commission agree to advance the Preferred Plan to the next stage of the GP Update process (Drafting of detailed General Plan document).

Background/Project Schedule

The City and its consultant, Dyett & Bhatia, initiated the 2035 General Plan (GP) Update project in September 2014. The current project schedule targets the Draft General Plan Elements to be prepared for initial public review in October-December 2015. The Draft and Final Environmental Impact Report (DEIR & FEIR) is anticipated to be prepared for public review/hearings during the March-May 2016 time period. Public hearings for the adoption of the General Plan Elements are scheduled for the June-August 2016 time period.

Discussion

The focus of the joint meeting is the Draft Preferred Plan for the GP Update – see attachments. The Preferred Plan consists of key GP maps and the overall policy framework that forms the basis for drafting the detailed General Plan document (the various GP Elements and associated Goals, Policies, and Objectives). As noted earlier, staff and Dyett & Bhatia are requesting the Council/Commission affirm the Preferred Plan direction and authorize the team to move forward to the next phase of the project. The joint meeting format will be as follows:

1. GP Update Status/Milestones Completed
2. Purpose of Preferred Plan
3. Preferred Plan components and key ideas
 - A. Land Use (LU)
 1. LU designation changes
 2. Map changes
 3. Policy framework
 - B. Circulation
 1. Map explanation
 2. Policy Framework

- C. Parks, Open Space and Recreation
 - 1. Map explanation
 - 2. Policy framework
- D. Public Facilities, Services, and Safety
 - 1. Policy framework
- 4. CC/PC discussion; public comment
- 5. Next Steps/Wrap Up

Alternatives

- 1. Provide specific alternative direction on the GP Update Project to staff and Dyett & Bhatia.

Attachments

- A. Draft Preferred Plan and Maps (Land Use, Circulation, and Parks/Open Space/Trails)
- B. August 2015 Parks & Recreation Commission Comments – General Plan Update
- C. 2035 General Plan Update Presentation

Fiscal Impact

- ☒ No Impact/Not Applicable
- ☐ Funding Source Confirmed:

Source:

- ☐ Council
- ☒ Staff
- ☐ Citizen Initiated
- ☐ Other

Purpose:

- ☐ Statutory/Contractual Requirement
- ☒ Council Vision/Priority
- ☐ Discretionary Action
- ☒ Plan Implementation

Public Outreach:

- ☒ Posting of Agenda
- ☐ Other

City of Belmont

General Plan Update

PROPOSED PREFERRED PLAN

AUGUST 3, 2015



PREPARED BY

DYETT & BHATIA

Urban and Regional Planners

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I Introduction

I.1 Summary of General Plan Update Process

OVERVIEW

In 2014, the City of Belmont began a process to comprehensively update its General Plan, which is the long-range policy document that serves as the city’s “constitution” for growth and development over a period of several decades. The General Plan Update provides an exciting opportunity for community members to envision the city’s future and identify long-term goals and direction for development, ensuring that the goals and policies in the plan reflect the desires and priorities of the people that it serves. The updated General Plan will articulate a vision for Belmont’s and outline policies and programs related to land use, transportation, infrastructure, public services, and environmental sustainability to realize this vision. For more information on the General Plan Update process, please visit: <http://www.belmont-2035generalplan.com/>.

COMMUNITY INPUT

Community input on the future growth and development of Belmont has been gathered thus far through a variety of means and venues. To date, the outreach has included a series of small-group interviews with key stakeholders, four community workshops, two newsletters, a mail-in survey sent to all households, emails, and development of the General Plan 2035 project website, which is updated regularly. Concurrent with community outreach, three “Working Papers” have been prepared that contain research and analysis on major planning topics, including land use, community design, transportation, historic resources, infrastructure, and environmental resources and constraints. The Working Papers, together with feedback from the community on goals and priorities, have set the stage for the development of the Preferred Land Use Plan and supporting policy framework that is presented in this report.

Vision Statements

The General Plan Update is based not only upon input from the community gathered as part of this process, but also upon input expressed by Belmont residents during earlier visioning efforts. In October 2003, the City Council adopted a long-range vision statement that was developed under the guidance of the Mayor and Vice Mayor, with seven citizen committees conducting over 40 meetings across a six-month period.

It is not the intention of this General Plan Update to reinvent the efforts of community members to arrive at these vision statements, against which City actions have been measured for the last 12 years. Rather, the first General Plan Update workshop was designed to give residents the opportunity to affirm these vision statements and/or make any changes or additions to reflect

their evolving perspectives, if applicable. Feedback from the community indicated that the 2003 vision statements are still a relevant and valid representation of Belmont residents' desires and priorities. These vision statements will underpin the goals and policies of the updated General Plan. They are as follows:

Distinctive Community Development

- Belmont prides itself on being unique.
- Its small-town ambiance sets itself apart as a tranquil, safe and desirable place to live.
- We get involved in town matters because we care about living here.
- We connect with each other in all kinds of gathering places.
- Our strong sense of community and enjoyment of the town's assets and activities deepen as we become better informed and connected.

Natural Beauty

- We choose to make our home among these beautiful hills, trees, parks, views, and open spaces.
- Our natural surroundings inspire us to play, create, and contemplate.
- Our actions today preserve and enhance Belmont's beauty to make it even lovelier for our grandchildren.
- Our wooded residential areas are diverse, peaceful, and well maintained.

Thriving Culture

- Belmont is a wonderfully safe and supportive place to raise a family.
- We facilitate lifelong learning in our academic, artistic, athletic, and social dimensions.
- Our schools and library are the pride of the community. Our university is intrinsic to Belmont's social, artistic, and economic life.
- The arts thrive in this creative, appreciative town – the arts hub of the peninsula.
- Our history makes Belmont what it is, and we preserve that heritage for our children.

Thriving Economy

- A charming, vibrant town center is at the heart of our civic and economic life.
- Our economy prospers with a mix of attractive, successful businesses that fit with our community character.
- We look first in our own shops and restaurants for what we need.
- Education, arts, and the economy flourish in concert.

Easy Mobility

- We put a priority on getting out of, into, and through town efficiently.
- Bicyclists, walkers, and other non-drivers get where they are going easily and safely.
- We require safe residential streets and smooth flowing thoroughfares.

1.2 Purpose and Organization of the Preferred Plan and Policy Framework

The Preferred Plan and Policy Framework summarized in this report are based on the feedback received from the community and from the analysis and findings of the technical background research summarized in the Working Papers. The Plan and policy guidance presented here feature the preferred ideas and concepts revealed by the community and technical analysis process so far.

The report is organized by Plan/policy subject, with separate chapters for Land Use and Community Design; Circulation and Streetscape; Public Facilities, Services, and Safety; and Parks, Open Space, and Recreation. Within each chapter, the Preferred Plan approach is summarized, followed by a Policy Framework composed of bullet-point policy ideas. The policy ideas are intended to serve as starting points for discussion and refinement, and do not necessarily represent the final policy direction to be included in the General Plan. The report includes a Preferred Plan land use diagram and a circulation diagram, and a diagram of parks, open spaces, and community facilities.

1.3 The Planning Area

Cities and towns in California are required by State law (California Government Code Section 65300) to “adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning.” For Belmont, this area includes the city limits and the area within its Sphere of Influence (SOI). Sphere of Influence (SOI) is a term that refers to land outside of a city's jurisdictional boundary, located in unincorporated areas of a county, but which bears relation to an incorporated area and represents its potential future maximum extent. Because of the location and proximity to infrastructure and service areas, an SOI has the potential to be annexed or brought within a City's boundary. The San Mateo Local Agency Formation Commission (LAFCO) has jurisdiction over defining Belmont's SOI and acts on annexations.

The Harbor Economic Opportunity Area (HEOA), also referred to as the Harbor Industrial Area, is not within the Belmont city limits but is in the unincorporated area of San Mateo County to the southeast of the city. The HEOA is within Belmont's approved SOI. Figure 1-1 shows the planning area for the General Plan, which includes the incorporated City of Belmont and its SOI. Specific and Area Plan boundaries are also shown (Belmont Village PDA Specific Plan, Western Hills Area Plan, and San Juan Hills Area Plan); these are discussed in greater detail in Chapter 2 of this report.

I.4 Preferred Plan Summary

The Preferred Plan is illustrated in the series of figures that follow. Defining characteristics of the Preferred Plan include:

- Creation of new land use designations and development intensities for the Belmont Village Priority Development Area (PDA), the El Camino Real Corridor, and parcels east of Highway 101:
 - In the Preferred Plan, the entire Belmont Village PDA is proposed to have one land use designation, Belmont Village Mixed Use. Details regarding land uses and development standards in the Belmont Village PDA would be specified in the forthcoming Belmont Village PDA Specific Plan. As proposed in the Preferred Plan, the Belmont Village Mixed Use designation would complement the Specific Plan by providing an overall development “envelope” and by allowing a vertical and horizontal mix of uses, including retail, services, entertainment, office, and residential uses.
 - Outside of the Belmont Village PDA, parcels on either side of El Camino Real (from the northern to the southern city limits) are proposed to have a single designation, Corridor Mixed Use, which would allow a vertical and horizontal mix of uses, including retail, services, office, and residential uses.
 - East of Highway 101, the Preferred Plan proposes eliminating the East Belmont Mixed Use designation and replacing it with designations that correspond with the existing development patterns and land uses. The Highway Commercial and General Commercial designations would be collapsed into one designation, Regional Commercial, and apply primarily to parcels east of Highway 101 where auto-oriented commercial and/or office uses currently exist and/or are proposed.
- Retention of the majority of the existing land use designations in established neighborhoods, but updating the non-residential development intensities as necessary and appropriate.
- “Clean up” of other land use designations, such as those that apply to City-owned property and open spaces, and others that are redundant or outdated, so as to better reflect current conditions and recent changes to zoning.
- Support of new and/or enhanced park, open space, trail, and recreational facilities (including a new community vision for Barrett Community Center), especially in neighborhoods that are currently underserved.
- Enhancement of the transportation system to provide safe, efficient access for travel by all modes, including motor vehicles, transit, bicycles, and pedestrians through a range of improvements to Ralston Avenue, Alameda de las Pulgas, the core area of the Belmont Village PDA, and other areas.
- Implement transportation enhancements and long-range objectives through a number of near-term, and long-range strategic planning documents to supplement City-wide circulation/mobility objectives. The Ralston Avenue and Alameda de las Pulgas Corridor Studies and the Belmont Pedestrian/Bicycle Master Plan are examples. These documents provide or will provide detailed recommendations and concept plans that support General Plan objectives. Many of the improvements identified will be studied later in

greater detail, and funding and implementation sources will be identified. Some of these projects, in order to be funded must be part of local and regional programs including City's Capital Improvement Program and/or the County Congestion Management Program.

The defining characteristics are discussed in more detail in the chapters that follow, for the following topics: Land Use and Community Design (Chapter 2), Circulation and Streetscape (Chapter 3), Public Facilities, Services, and Safety (Chapter 4), and Parks, Open Space, and Recreation (Chapter 5). A preliminary policy framework is also provided in each chapter.

1.5 Current General Plan Land Use Designations

Land use development in Belmont today is governed by the current General Plan and by the zoning ordinance, which is consistent with the General Plan land use designations and is the primary regulatory tool used to implement the Plan. Many aspects of the current General Plan are anticipated to remain unchanged in the update, as much of Belmont is built out as stable residential neighborhoods that are unlikely to see substantial growth and development in the future.

The current General Plan has four designations for residential development, ranging in allowable density from one dwelling unit per acre to 30; seven designations for commercial development, with a range of allowable floor area ratios (FARs) and geographical applicability; and additional designations for parks/open space; industrial uses; public and institutional uses; and mixed use in East Belmont. The current General Plan land uses are mapped in Figure 1-2.

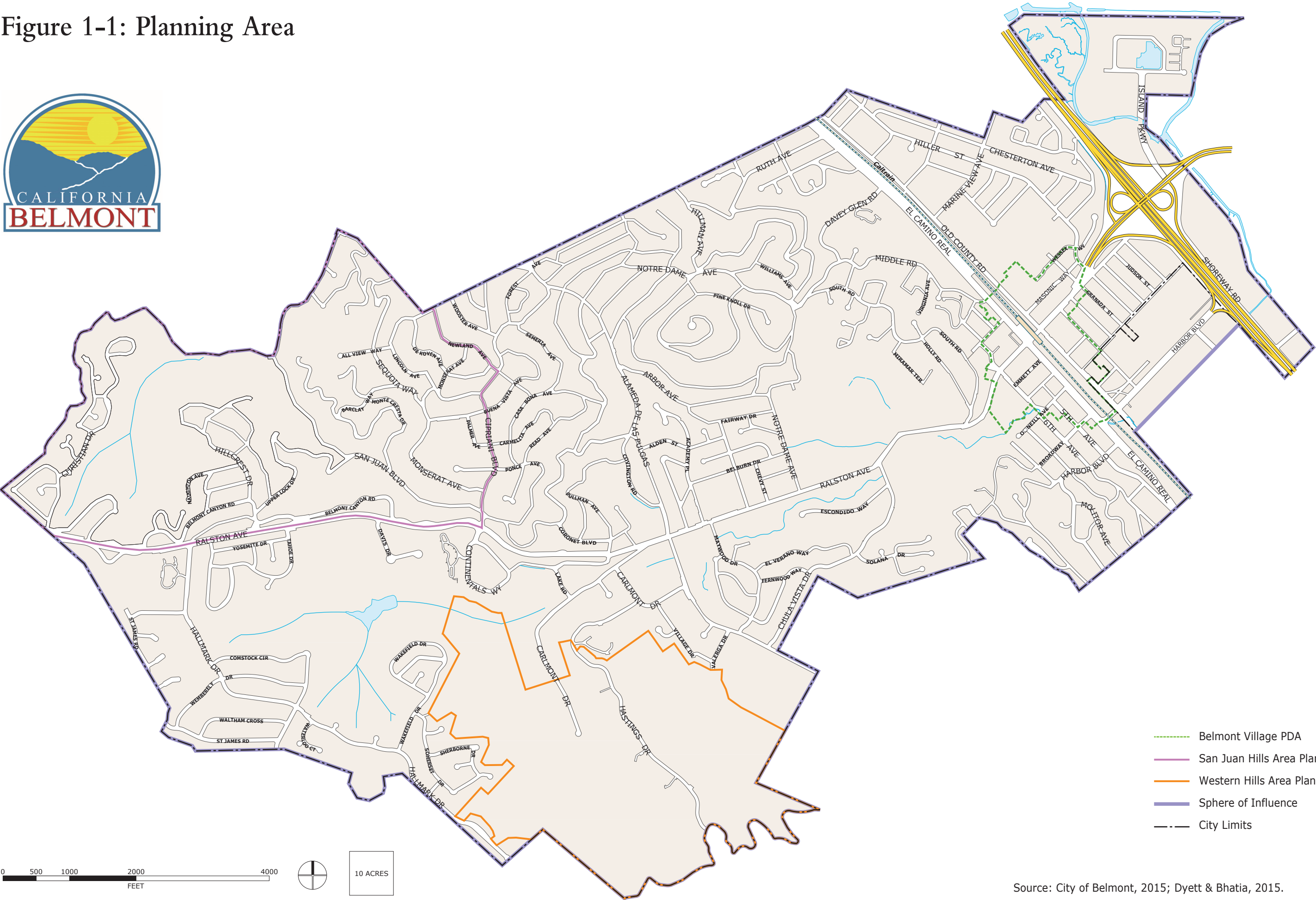
Proposed changes to the General Plan land use categories, and the allowable densities and intensities associated with each, are discussed in detail in Chapter 2. If these are adopted, the zoning ordinance must then be amended to reflect and implement the new standards.

1.6 Next Steps

The Preferred Plan and Policy Framework has been shared with the Belmont community at a public open house on May 21, 2015 and reviewed by the Planning Commission and Parks & Recreation Commission in a joint study session on June 2, 2015. The maps and policy concepts have been reviewed and revised based on feedback received at these meetings. The Revised Preferred Plan and Policy Framework will then be presented to the Planning Commission and City Council at a joint meeting on August 3, 2015. Following the meeting, and based on direction from decision-makers, requested refinements will be made, and the Preferred Plan will form the basis for detailed General Plan mapping and policy development, as well as subsequent environmental review.

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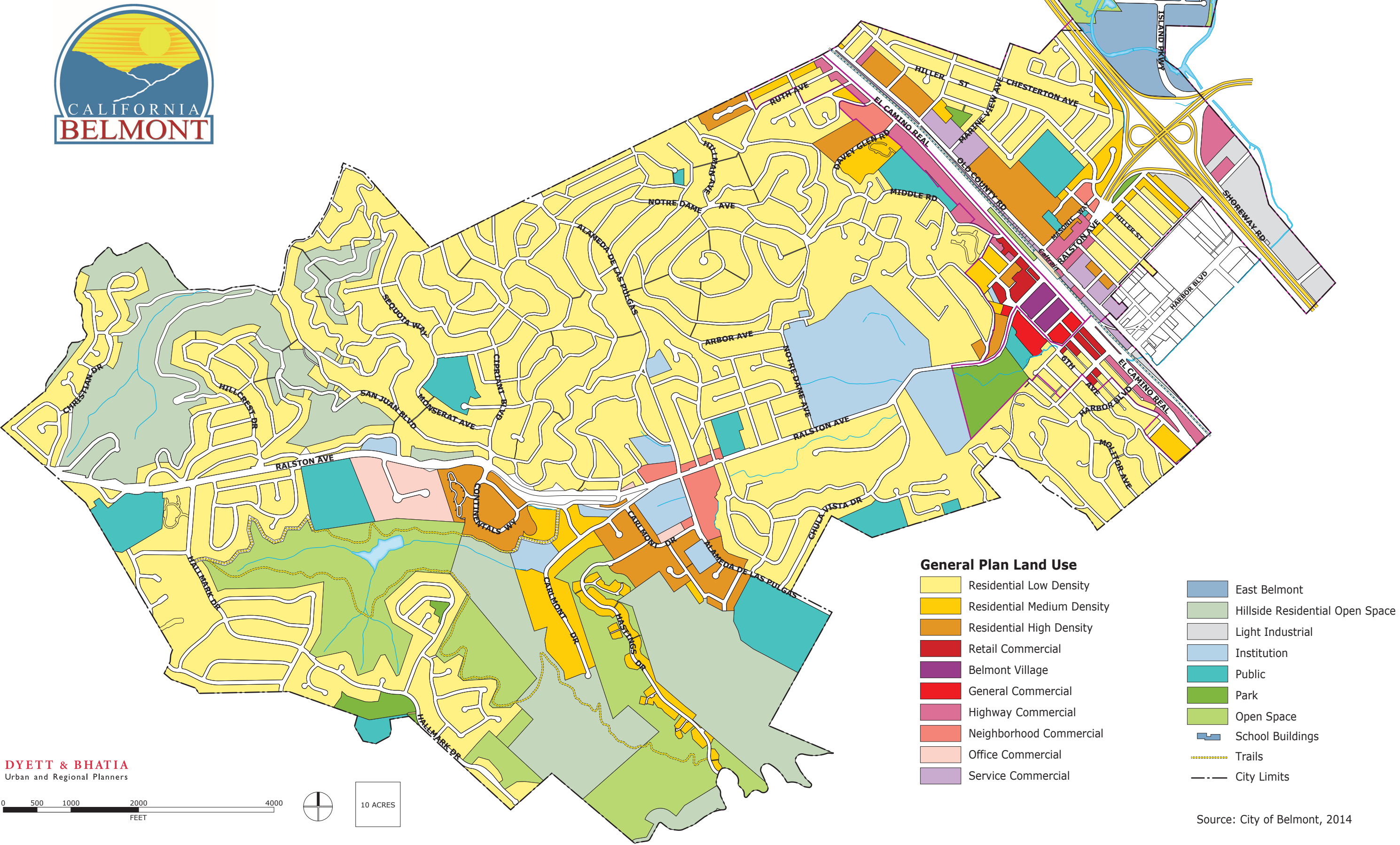
Figure 1-1: Planning Area



- Belmont Village PDA
- San Juan Hills Area Plan
- Western Hills Area Plan
- Sphere of Influence
- City Limits

Source: City of Belmont, 2015; Dyett & Bhatia, 2015.

Figure 1-2: Current General Plan Land Use



2 Land Use and Community Design

2.1 Preferred Plan

Figure 2-1 shows the draft Preferred Plan Land Use Diagram. The Preferred Plan's land use designations are designed to convey the general types and characteristics of land use that may be located in certain areas. Some of the land use designations in the current General Plan are retained; others are modified and several new designations are introduced. The goal is to develop a land use palette that preserves the characteristics of areas that should remain stable and facilitate reasonable growth and flexibility in areas where change is desired. Table 2-1 lists the proposed General Plan land use designations, their density and intensity ranges, and short descriptions of permitted use types, and Figure 2-2 shows and describes the proposed land use designations. To compare the old (current) and the new land use designations (proposed), please refer to Appendix A.

RESIDENTIAL DESIGNATIONS

No changes are proposed to the four current residential designations: **Residential Low Density**, **Residential Medium Density**, **Residential High Density**, and **Hillside Residential Open Space**. However, additional residential uses may be permitted and encouraged in various new mixed use designations, described below.

COMMERCIAL AND MIXED USE DESIGNATIONS

There are several changes proposed for the commercial land use designations. New mixed use designations are introduced for Belmont Village (**Belmont Village Mixed Use**) and the El Camino Real corridor (**Corridor Mixed Use**). The Belmont Village Mixed Use designation would apply to all land within the Belmont Village PDA Specific Plan, replacing the Belmont Village, Retail Commercial, and General Commercial designations that are currently assigned to the area. The details for the Belmont Village PDA will be provided in the Belmont Village PDA Specific Plan, but the General Plan would provide the new designation's overall development "envelope" and permitted uses. The proposed Belmont Village Mixed Use designation would allow residential uses, as well as retail, service, office, and entertainment uses, where appropriate, in a vertical and/or horizontal mixed use setting. With a proposed height limit of four to five stories, the proposed maximum FAR is 2.5 and the proposed maximum residential density is 45 dwelling units per acre.

Outside of the Belmont Village PDA, the Corridor Mixed Use designation is proposed to apply to parcels fronting El Camino Real, primarily on the west side of the roadway. It would replace the Highway Commercial, Neighborhood Commercial, and General Commercial designations that are currently in effect along the corridor. The proposed Corridor Mixed Use designation would

allow community and visitor-serving retail and services, lodging, office, and medium- to high-density residential in a vertical and/or horizontal mixed use setting. A mix of uses in individual developments would be encouraged, but not required. The proposed height limit is four to five stories, with a proposed maximum FAR of 2.0 and a proposed maximum residential density of 45 dwelling units per acre.

The existing **Neighborhood Commercial** designation would continue to apply in Carlmont Village and neighboring parcels around the intersection of Ralston Avenue and Alameda de las Pulgas. It would permit neighborhood retail and services, and the maximum FAR would change from 0.8 to 1.5.

The proposed Preferred Plan would collapse existing General Commercial and Highway Commercial designations into one designation called **Regional Commercial**, which would apply primarily to parcels east of Highway 101. The Regional Commercial designation would provide for community-serving retail and services and visitor auto-oriented services, such as lodging and service stations. Auto-oriented regional retail destinations, such as car dealerships, would also be permitted, as would commercial office. The current FARs for the two existing designations (1.2 for General Commercial and 1.5 for Highway Commercial) would change to one maximum FAR of 1.8 for the Regional Commercial designation. The zoning ordinance may apply more than one zoning district in areas with the Regional Commercial designation, to ensure that auto-oriented uses are appropriately situated among the community-serving retail and services in the area.

Currently, the East Belmont Mixed Use designation applies to some parcels east of Highway 101, but it would be removed in the proposed General Plan. In its place, other land use designations would be applied that are consistent with current established development patterns on the parcels.

The existing **Office Commercial** designation would continue to apply to some parcels off of Ralston Avenue and near Carlmont Village. It would have exclusive professional office, executive office, and other offices, and the proposed maximum FAR would change from 0.45-1.5, depending on the use, to 1.5 for all uses in the designation. Office Commercial is also maintained for the Davis Drive area. Similarly, the proposed Preferred Plan would maintain the existing **Service Commercial** designation for parcels along Old County Road, east of El Camino Real. The proposed maximum FAR would change from 1.8 to 1.5.

OTHER DESIGNATIONS

The current Industrial designation has been removed. Current uses consistent with light industrial operations will continue to be permitted under other applicable designations, such as Service Commercial. New light industrial uses may also be conditionally permitted under this designation, and in limited circumstances, Regional Commercial.

No changes are proposed to the current **Institutional** designation. No set density/intensity standards are defined for this designation; rather, the PD process would define these on a project-by-project basis. Reasonable development intensity assumptions, based on existing uses, trends, and economic projections, will be used to determine buildout intensity for EIR and traffic calculation purposes for all designations for which intensity standards are not defined.

The current Public and Park designations would be combined into a single **Public/Community Facilities** designation. This new combined designation is intended to apply to all public and community facilities, including public schools, city parks and recreation facilities, community centers, the library, and various other publically owned facilities. By including city parks in this designation (rather than categorizing them as Open Space), the City gains greater flexibility in planning and programming for these spaces. No density/intensity standards are defined for this designation.

The **Open Space** designation would be retained; this designation applies to natural open spaces that are not intended to see significant improvements associated with city parkland (e.g., play structures, athletic fields, etc.), although trails may be provided. No development intensity is assumed for this designation. (A key objective of the General Plan update is to create clear and consistent zoning for land designated as parks and open space; this is discussed in greater detail in Chapter 5.)

Harbor Economic Opportunity Area

In accordance with California planning law, the City is required to plan for unincorporated areas that “bear relation” to the city; typically, these are areas within a city’s Sphere of Influence and/or immediately adjacent to it (see Section 1.3: The Planning Area). For Belmont, this is the Harbor Economic Opportunity Area (HEOA), also sometimes referred to as the Harbor Industrial Area. The Preferred Plan Land Use Diagram shows this area with a gray crosshatch pattern, indicating that uses generally are and should continue to be commercial or industrial in nature and noting that the area is currently unincorporated. Whether and when the HEOA is incorporated into the City of Belmont is a policy matter to be considered by property owners, stakeholders, and policy-makers. If this were to occur, the City would pre-zone the land accordingly.

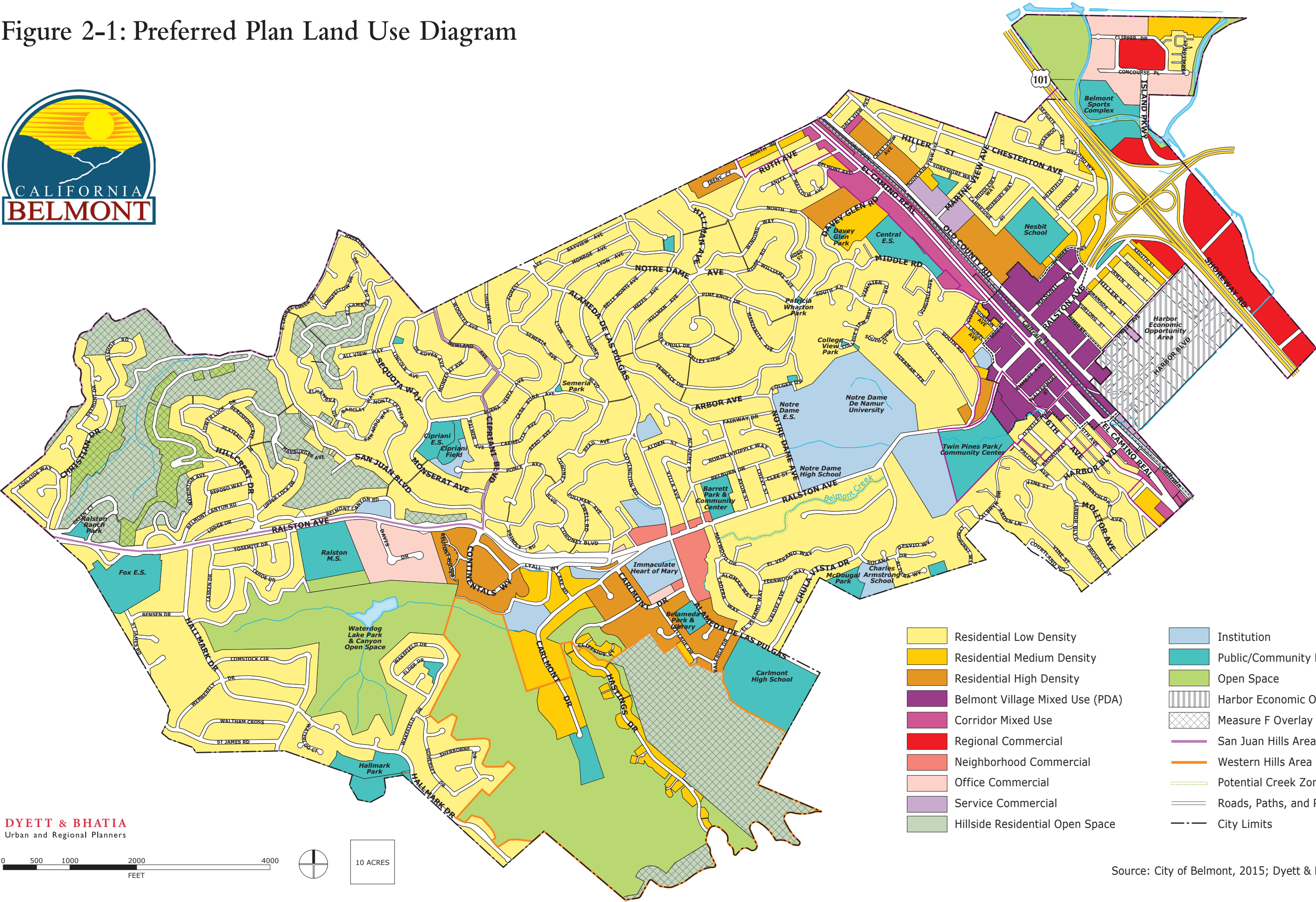
Measure F Overlay

The Preferred Plan Land Use Diagram also shows a crosshatch pattern over lands that are subject to “Measure F,” which was passed by the voters in 2005. The measure stipulated that any changes to the existing Hillside Residential and Open Space Zoning Districts (HRO-1, HRO-2, and HRO-3), which correspond to the Hillside Residential Open Space and Open Space land use designations in the General Plan, would have to be submitted for a vote of the people prior to becoming effective. The exception is for changes that would *decrease* the maximum allowed density of any property in those districts.

Table 2-1: Proposed General Plan Land Use Designations

<i>Name</i>	<i>Density/Intensity</i>	<i>Description</i>
Residential Designations		
Residential Low Density	1 – 7 du/ac	Single family detached, clustered townhomes
Residential Medium Density	8 – 20 du/ac	Duplex, townhomes, less intense multifamily attached (apartments/condominiums)
Residential High Density	21 – 30 du/ac	Multifamily attached (apartments/ condominiums)
Hillside Residential Open Space	Determined by slope; Section 4.7 of Zoning Ordinance	Single family detached in San Juan and Western Hills plan areas
Commercial and Mixed Use Designations		
Belmont Village Mixed Use	Max FAR 2.5; maximum residential density 45 du/ac	Pedestrian-oriented downtown mixed use core; various sub-districts with residential uses and office, service, retail, and entertainment uses where appropriate. Precise mix of uses to be determined on a sub-district basis through the Belmont Village PDA Specific Plan.
Neighborhood Commercial	Max FAR 1.5	Neighborhood retail and services
Corridor Mixed Use	Max FAR 2.0, maximum residential density 45 du/ac	Community and visitor-serving retail and services, lodging, office, and high density residential in a horizontal and/or vertical mixed use setting
Office Commercial	Max FAR 1.5	Exclusive professional office, executive office, and other offices
Service Commercial	Max FAR 1.5	Repair shops, small warehouses, wholesale establishments, light manufacturing
Regional Commercial	Max FAR 1.8	Community-serving retail and services, visitor- and retail-serving auto-oriented commercial services such as lodging, service stations, and car dealerships; and commercial office uses
Other Designations		
Institutional	N/A, determined by development review process	Educational, cultural, faith-based and health-related services; may include a residential component
Public/Community Facilities	N/A, determined by development review process	Primarily governmental and public land uses; city parks and recreation facilities; public schools; community centers and libraries; infrastructure
Open Space	N/A	Undeveloped/unimproved open space and trails

Figure 2-1: Preferred Plan Land Use Diagram



DYETT & BHATIA
Urban and Regional Planners

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10 ACRES

Source: City of Belmont, 2015; Dyett & Bhatia, 2015.

Figure 2-2: Proposed General Plan Land Use Designations *Denotes new or modified designation

MIXED USE DESIGNATIONS



Belmont Village Mixed Use*

Pedestrian-oriented downtown mixed use core; various sub-districts with residential uses and office, service, retail, and entertainment uses where appropriate. Precise mix and location of uses to be determined on a sub-district basis through the Belmont Village PDA Specific Plan. Maximum FAR of 2.5 and maximum residential density of 45 dwelling units/acre (du/ac).



Corridor Mixed Use*

Community and visitor-serving retail and services, lodging, office, and high density residential in a horizontal and/or vertical mixed use setting. A mix of uses on individual parcels is encouraged but not required. Maximum FAR of 2.0 and maximum residential density of 45 du/ac.

What is FAR?

Floor Area Ratio (FAR) is the ratio between the sum of a building's total floor area and the total area of the site. It is typically used to measure the development intensity of non-residential uses. Buildings of different size may have the same FAR, depending on lot coverage and number of stories, as shown below.

.5

1.0

1.5

Note: Some photos are from outside the Planning Area.

RESIDENTIAL DESIGNATIONS



Residential Low Density

Single family detached homes and clustered townhomes. Density: 1 to 7 du/ac.



Residential Medium Density

Duplex, townhomes, and less intense multifamily attached (apartments/condominiums). Density: 8 to 20 du/ac.



Residential High Density

Multifamily attached (apartments/condominiums). Density: 21 to 30 du/ac.



Hillside Residential Open Space

Single family detached in San Juan and Western Hills plan areas. Density and intensity determined by slope and lot size as defined in the Zoning Ordinance.

COMMERCIAL DESIGNATIONS



Neighborhood Commercial

Neighborhood retail and services. Maximum FAR of 1.5.



Service Commercial

Repair shops, small warehouses, wholesale establishments, and light manufacturing. Maximum FAR of 1.5.



Office Commercial

Exclusive professional offices, executive offices, and other offices. Maximum FAR of 1.5.



Regional Commercial*

Community-serving retail and services, commercial office, and visitor auto-oriented services such as lodging and service stations. Maximum FAR of 1.8.

OTHER DESIGNATIONS



Public/Community Facilities*

Governmental uses, public schools, city parks and recreation facilities, libraries and community centers, and infrastructure. Density and intensity determined by development review process.



Institutional

Educational, cultural, faith-based and health-related services, often with a residential component. Density and intensity determined by development review process.



Open Space

Natural, undeveloped/unimproved open space and trails. No density/intensity assumptions.

2.2 Policy Framework

LAND USE AND COMMUNITY DESIGN

- Update land use designations, residential densities, non-residential intensities, and other development and design standards across Belmont. Determine when and where higher density and intensity is appropriate for future development projects.
- Create a clear and compelling vision and implementation program for Belmont Village through development of the Belmont Village PDA Specific Plan. The Specific Plan shall supersede and replace the current Downtown Specific Plan, which was adopted in 1990 and covers a similar (but not identical) planning area.
- In the Belmont Village PDA Specific Plan, refine the types and mix of uses allowed in Belmont Village to align with the vision for the Village and market demand. Define multiple sub-districts within Belmont Village that allocate and mix uses appropriately. Reasonable consideration should be given to housing in the Village area.
- In the Belmont Village PDA Specific Plan, establish development and design standards for the Village that provide specific and clear guidance to accommodate development that is compatible with the vision and to maintain and enhance the visual quality and character of the area.
- Ensure neighborhood preservation and enhancement through maintaining residential density and design standards, especially in the hillsides.
- To advance the goal of annexing the Harbor Economic Opportunity Area (HEOA) and bring it into the Belmont city limits, work with property owners, businesses, and community stakeholders in the HEOA to determine the desirability of a broad, flexible land use designation for the area. Determine the feasibility of pursuing pre-zoning for the HEOA, which can aid the annexation process.
- Create a clear vision for the El Camino Real corridor. Based on the new Corridor Mixed Use land use designation, prepare development standards for the corridor that consider market demand, the Grand Boulevard Initiative recommendations, and compatibility with the surrounding neighborhoods.
- Establish a community vision for the Carlmont Village area. Update the types and mix of land uses and development standards as needed, depending on the extent and nature of the desired changes for the area, while maintaining compatibility with the surrounding neighborhoods.
- Reassess the background information, assumptions, and buildout status of the Western Hills and San Juan Hills Area Plans for relevancy and consistency with current planning goals and objectives. Update the plans to better align with current conditions, accurate information, and the desired future direction of these areas. Particular attention should be paid to extension of roads and other infrastructure, and desirability and likelihood of buildout of remaining lots.
- Simplify and make consistent the land use and zoning designations for parks, open space, and hillsides.

- Create clear design standards for the interface between open spaces and neighborhoods, especially in the Urban/Wildland Interface Zone. Standards should identify the margin of open space needed to allow wildlife, recreation, and aesthetic values to flourish while also reducing threats of fire and invasive plant species. Incorporate “Defensible Space” standards as needed in areas of high wildfire risk.
- Establish streetscape improvements and standards that vary according to the visions for and needs of different neighborhoods in Belmont, which are responsive to the varying adjacent land uses.
- Eliminate Agricultural zoning districts from the zoning map and code.

ECONOMICS

- Leverage regional economic growth and prosperity to encourage economic development opportunities in a manner that is consistent with Belmont’s vision, aesthetic, culture, and identity.
- Support economic development by improving the business climate for current and future businesses by developing a framework for strong working relationships with the business community.
- Create incentives to encourage development in the Belmont Village PDA that supports the vision for the area, including possible incentives for parcel assembly.
- Support improvements to the development review process in Belmont, to make the process easier to understand and the procedures simpler, more efficient, and streamlined to the extent possible.
- Establish priorities for City funding to fulfill economic development objectives, including possible support for affordable housing and public arts and culture.
- Create a clear vision for use of City-owned parcels, especially in the Belmont Village PDA. Utilize these sites as catalyst projects for the area, with potential development programs grounded in financial feasibility, good design and compatibility, and community desires.
- Pursue a community benefits ordinance if it is needed and supported by the Belmont community and market demand.
- Support efforts to increase the tax base in Belmont and maintain fiscal sustainability.

HISTORIC RESOURCES

- Update the City’s inventory of historic resources to ensure that historic resources are preserved and protected in Belmont.
- Incorporate historic preservation in the zoning ordinance, rather than elsewhere in the Municipal Code. Support updates to the regulations and processes for historic resource preservation to make the procedures less cumbersome.
- Develop a preservation strategy for historic resources, or structures with historic character or qualities, that may not be located within a designated historic district.

3 Circulation and Streetscape

3.1 Preferred Plan

The major areas/corridors identified for focused transportation improvements include segments of Ralston Avenue, El Camino Real, Alameda de las Pulgas, and the Belmont Village PDA, as shown in Figure 3-1. The Belmont Village PDA is located around the intersection of Ralston Avenue and El Camino Real. Transportation improvements for this area will be specified in the forthcoming Belmont Village PDA Specific Plan.

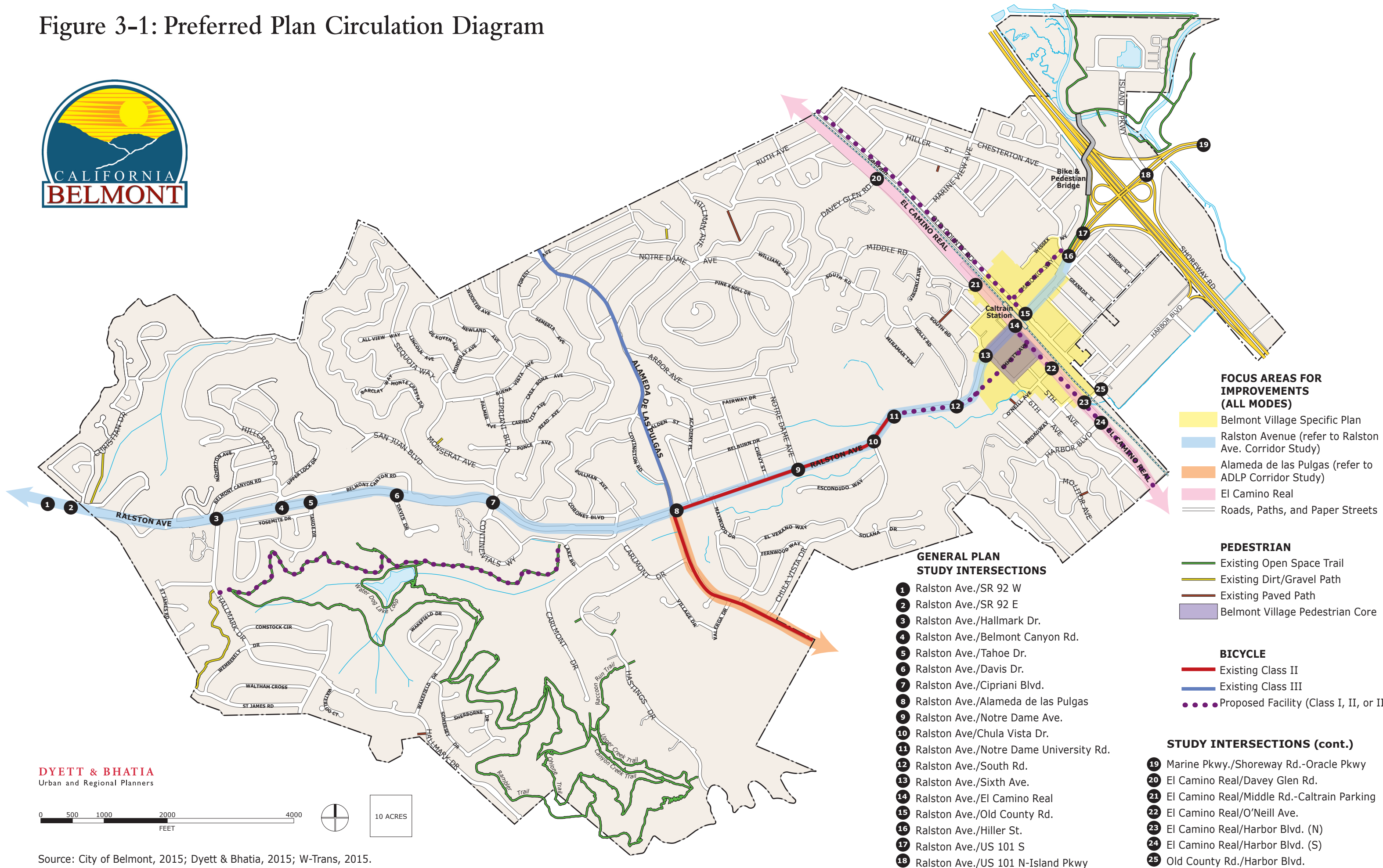
The major transportation improvements proposed in the Preferred Plan along these roadways include enhancements to existing auto and truck circulation, bicycle circulation, pedestrian circulation, and streetscape and transit improvements. Many of the proposed improvements have been identified through separate transportation studies and initiatives. For instance, the Ralston Avenue Corridor Study was adopted by the Belmont City Council in August 2014 and identified proposed transportation improvements along Ralston Avenue, which will be referenced in the updated General Plan. A separate study is currently being prepared for the Alameda de las Pulgas/San Carlos Avenue corridor, the recommendations from which will be referenced in the updated General Plan. Relevant goals and recommendations set forth in the Grand Boulevard Initiative—a regional collaboration to revitalize the El Camino Real corridor from Daly City to San Jose—may be incorporated into the General Plan. Lastly, detailed guidance will be provided for the Belmont Village PDA through a Specific Plan, which will complement the General Plan Update. Detailed treatment of Ralston Avenue, El Camino Real, and the connecting street network in the Specific Plan area will be determined through preparation of that document.

Specific traffic operations improvements proposed by the Ralston Corridor Study include the addition of traffic signals and the installation of roundabouts (which will require further study). This map also shows the 25 study intersections that were identified as critical to Belmont’s local circulation system and its regional connectivity, with a small number at the intersection location, while the names of the numbered intersections are shown on the page preceding the map. Further traffic operations improvements are currently being considered along the section of Alameda de las Pulgas located south of Ralston Avenue as part of the Alameda de las Pulgas/San Carlos Avenue Corridor Study. Potential improvements may include circulation and intersection improvements from Cranfield Avenue to Ralston Avenue. Detailed traffic modeling for the proposed traffic improvements has not yet been conducted, but will be completed once the Preferred Land Use Plan is approved.

Each numbered intersection below corresponds to a small number in a circle that shows its location on Figure 3-1. These are the study intersections that were identified as critical to Belmont's local circulation system and its connectivity to the regional transportation network.

1. Ralston Avenue/SR 92 Westbound Ramps
2. Ralston Avenue/SR 92 Eastbound Ramps
3. Ralston Avenue/Hallmark Drive
4. Ralston Avenue/Belmont Canyon Road
5. Ralston Avenue/Tahoe Drive
6. Ralston Avenue/Davis Drive
7. Ralston Avenue/Cipriani Boulevard
8. Ralston Avenue/Alameda de las Pulgas
9. Ralston Avenue/Notre Dame Avenue
10. Ralston Avenue/Chula Vista Drive
11. Ralston Avenue/Notre Dame University Road
12. Ralston Avenue/South Road
13. Ralston Avenue/Sixth Avenue
14. Ralston Avenue/El Camino Real
15. Ralston Avenue/Old County Road
16. Ralston Avenue/Hiller Street
17. Ralston Avenue/US 101 Southbound Ramps
18. Ralston Avenue/US 101 Northbound Ramps-Island Parkway
19. Marine Parkway/Shoreway Road-Oracle Parkway
20. El Camino Real/Davey Glen Road
21. El Camino Real/Middle Road-Caltrain Parking
22. El Camino Real/O'Neill Avenue
23. El Camino Real/Harbor Boulevard (north)
24. El Camino Real/Harbor Boulevard (south)
25. Old County Road/Harbor Boulevard

Figure 3-1: Preferred Plan Circulation Diagram



Source: City of Belmont, 2015; Dyett & Bhatia, 2015; W-Trans, 2015.

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3.2 Policy Framework

- Create and maintain a transportation system that is safe, efficient, provides access in an equitable manner, and optimizes travel by all modes. Acknowledge that a “whole network approach” is necessary, because all streets cannot necessarily serve all users at all times.
- Seek innovative solutions to addressing traffic congestion and barriers to mobility that are due to Belmont’s unique geography.
- Establish a well-integrated network of pedestrian and bicycle facilities to accommodate safe, convenient, practical, and inviting travel by walking and biking.
- Identify additional strategies to reduce congestion, enhance operations, and improve pedestrian and bicyclist safety along Ralston Avenue, building on the recommendations in the Ralston Avenue Corridor Study.
- Pursue infrastructure improvements needed to accommodate growth and land use changes proposed in the updated General Plan, particularly in areas where increased development intensity is planned, such as Belmont Village and the El Camino Real corridor.
- Study the feasibility of a new east/west vehicular and bicycle/pedestrian crossing of El Camino and the railroad tracks, north of Ralston Avenue, to enhance connectivity for Belmont’s northern neighborhoods. Coordinate with Caltrain and Caltrans (and potentially the California High Speed Rail Authority) to determine timing and feasibility.
- Seek to improve neighborhood transit options, possibly with a shuttle system that serves the western neighborhoods and links to community destinations.
- Support efforts to reduce congestion and improve operations with a shuttle system for large employers.
- Incorporate the Alameda de las Pulgas Corridor Study and Ralston Avenue Corridor Study recommendations. More specific improvements will be studied and recommended in the Belmont Village PDA Specific Plan as they pertain to that area.
- Identify and resolve parking issues (real and perceived) in Belmont Village and Carlmont Village.
- Work collaboratively with the school districts (Belmont-Redwood Shores and Sequoia Union High) to address congestion associated with school trips, minimize neighborhood conflicts, and foster safe multi-modal transportation options for students (Safe Routes to Schools).
- Support bus service improvements for students at Belmont schools, possibly with a shuttle system in the neighborhoods in the Belmont hills.
- Identify which street improvements to prioritize in constrained environments, where it is challenging to fully implement complete street improvements, such as in the Belmont hills.
- Where feasible, increase neighborhood connections in the Belmont hills by pursuing opportunities to formalize “paper roads” or “paper trails” which are trails, pathways, and

walking connections that are identified on paper but are not formally established and/or maintained on the ground.

- Manage congestion on major corridors to facilitate police and fire department responses to emergencies.
- Explore development of a Transportation Demand Management (TDM) program to reduce the number of single-occupancy vehicle trips in Belmont. Such a program should establish objectives, identify measures that may be appropriate for Belmont, and identify effective monitoring and enforcement strategies. Explore the possibility of creating incentives for new developments that include TDM measures.

4 Public Facilities, Services, and Safety

4.1 Preferred Plan

A fundamental mission of local government is to provide for the health, safety, and welfare of residents. The General Plan is intended to set a policy direction for provision of public facilities, services, and safety for the Belmont community, including police and fire protection, public utilities, education, and youth and senior services. As Belmont grows over the course of the planning period (through 2035), adding households and jobs, demands on these services will increase. The General Plan will establish level of service standards to ensure that public services and facilities are maintained—and in some cases, enhanced—commensurate with population and employment growth, and that the City’s fiscal resources are adequate to provide these services.

While the school districts that serve Belmont are separate entities from the City itself, citywide land use planning must consider existing and proposed school facilities and their related benefits to the community as well as their impacts.

Various aspects of the natural environment affect safety and service provision as well. Belmont, like all California jurisdictions, is being affected by the ongoing drought. Related to this, Belmont’s geography, with its partially developed hillsides and ample open space—also puts it at increased risk of wildfire. The Preferred Plan coordinates directly with preparation of Belmont’s Local Hazard Mitigation Plan to ensure consistency between these two documents.

4.2 Policy Framework

- Establish police standards for response time and service ratio.
- Identify and implement strategies to reduce fire hazards in the San Juan Hills and Western Hills.
- Ensure that the Fire Department’s equipment resources are sufficient to meet all fire and emergency services for existing and future development in Belmont, including any potential new multi-story developments.
- Coordinate with the Mid-Peninsula Water District, which supplies the City’s water, to manage the City’s water facilities on a strategic timeline basis; to ensure that the increased water demand from planned development projects is systematically evaluated for impacts on water supply; and to identify any impacts to the City’s water supply resulting from persistent drought conditions.
- Identify and implement strategies to maintain streets in good condition.

- Identify and implement strategies to reduce flooding and improve water quality.
- Identify and implement strategies to meet sewer capacity needs.
- Provide improved amenities for youth in Belmont.
- Working with the Belmont-Redwood Shores School District, pursue strategies to reduce existing and projected overcrowding in Belmont schools.
- Partner with the Belmont-Redwood Shores and Sequoia Union High school districts to ensure that the districts' facilities planning adequately accommodates projected household growth in Belmont.
- Reaffirm Notre Dame de Namur University as an important cultural asset for Belmont and pursue opportunities to better integrate the Belmont and university communities.
- Investigate opportunities to increase and improve arts and cultural programming and facilities in Belmont, including the possibilities of reinstating the Arts Commission and establishing an arts ordinance.
- Ensure coordination and consistency between the General Plan and the Belmont Local Hazard Mitigation Plan.
- Discuss requiring development paying a fair share of the costs of transportation and other infrastructure improvements.
- Address State-mandated goals to address climate change and reduce for greenhouse gas emissions through development and implementation of a Climate Action Plan (CAP).

5 Parks, Open Space, and Recreation

5.1 Preferred Plan

The Preferred Plan recognizes the important roles that parks, open space, and recreation areas play in the Belmont community. Not only do these areas provide serene spaces that promote the community's overall health and wellbeing, they also serve a fundamental role in maintaining the City's stormwater management system, ecological functions, and environmental sustainability efforts. Accordingly, the Preferred Plan proposes several methods to improve or expand the city's existing park system, open space areas, and recreational programs, facilities, and services. Figure 5-1 identifies the improvement/focus areas that are proposed for the enhancement or addition of parks, open space, or recreation land within the city.

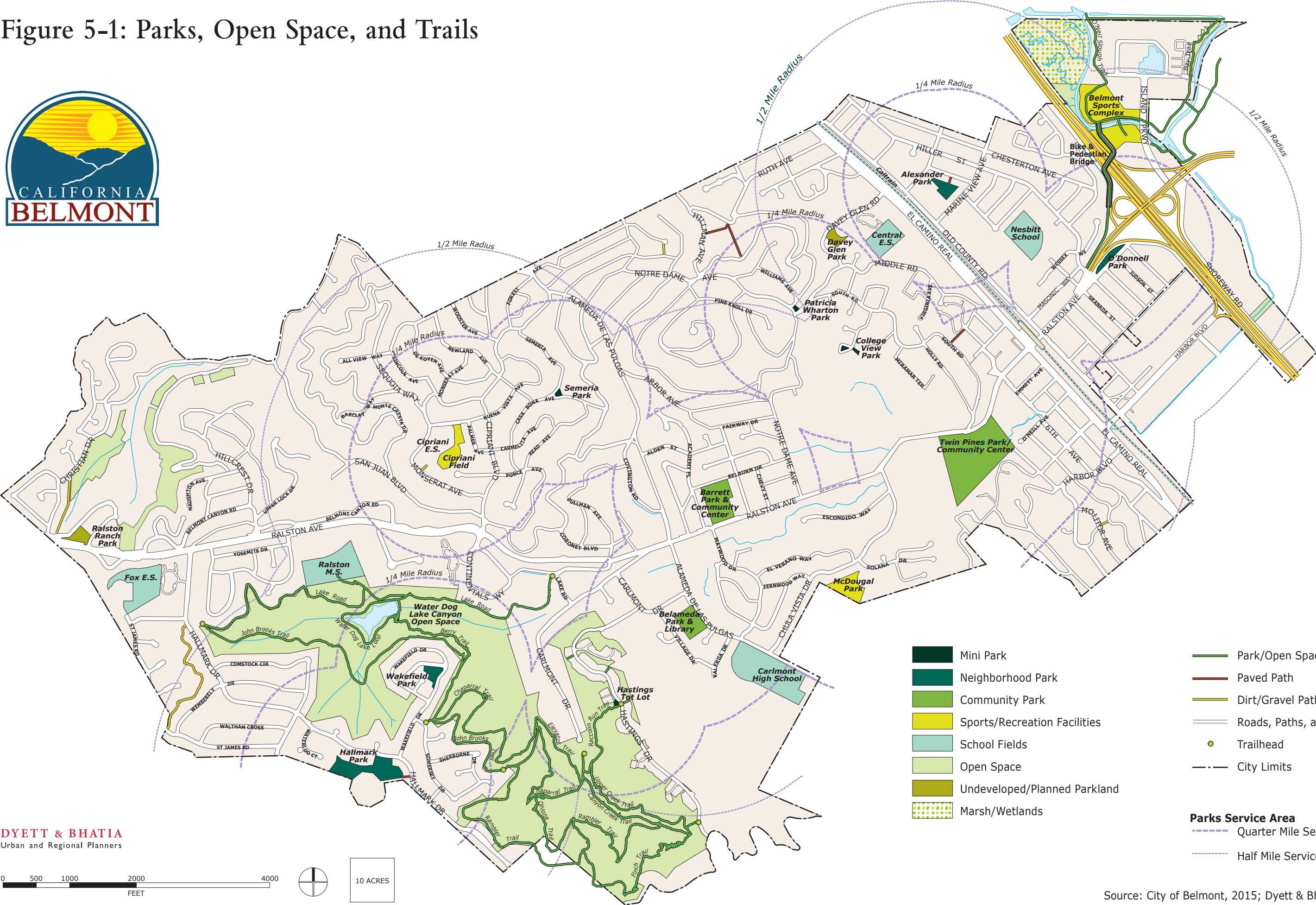
The Preferred Plan proposes to enhance access to park and recreational open space areas by identifying locations where existing trails and trail connections can be improved. Where feasible, improving and formalizing the "paper trails" system between neighborhoods and destinations such as parks and schools in hilly neighborhoods will enhance this network. Likewise, it also proposes to improve and maintain access to parks, especially in areas that lack land for park dedication. In addition to the planned completion of the new park on Davey Glen Road, the Preferred Plan identifies priority improvement areas, such as the Barrett Community Center, which will entail implementation of the redesigned community center facilities. Expanding the OS-P zone in hillsides to cover more undeveloped open spaces is another proposed method that the Preferred Plan considers.

5.2 Policy Framework

- Provide an expanded, high quality, and diversified park system that serves the entire Belmont community.
- In addition to citywide evaluation of the parkland standards, evaluate parkland standards on a neighborhood level to determine which neighborhoods are currently underserved.
- Support, and if funding allows, formalize the "paper trails" system that provides convenient and accessible off-street links (via trails, walkways, and steps) between neighborhoods and destinations such as parks and schools, especially in hilly areas.
- Support acquisition and/or development of parks in Belmont, especially in neighborhoods that are currently underserved, to meet the City's parkland standard. Look for opportunities to convert underutilized parcels into pocket parks and/or community spaces.

- Study current natural open spaces to determine areas that should remain natural open spaces and areas that could potentially be developed into formal parks with amenities.
- Improve and maintain access to parks, especially in areas that lack land for parkland dedication.
- Evaluate the necessity of a stream buffer overlay zone around Belmont Creek to facilitate management and protection of the waterway. Such a zone would apply to areas where the creek flows above ground through developed areas and would ensure that any new development adjacent to the creek is designed and built in such a way that the stream environment is not degraded.
- Identify locations where existing trails and trail connections can be improved.
- Create a community-based vision for the new Barrett Community Center, and pursue implementation of the redesigned community center facilities.
- Improve the quantity and quality of recreational programming, facilities, and services in Belmont to provide varied recreational opportunities for the entire Belmont community.
- Reaffirm the important roles that parks and open spaces play in stormwater management, ecological functions, and environmental sustainability efforts.
- Ensure that the Belmont Village PDA Specific Plan identifies and strengthens connections to Twin Pines Park. Explore the possibility of daylighting the culvert portion of Belmont Creek to create this connection.
- Protect biological and visual resources.
- Update the Parks and Open Space Master Plan.
- Explore the best uses for park impact fees and in-lieu fees, based on priorities identified in the updated Parks and Open Space Master Plan.
- Develop a pilot program for “parklets” or “pop-up parks” to create small but functional public open spaces in street parking spaces and/or other underutilized places in the public right of way.
- Create a consistent land use designation in the General Plan and zoning ordinance for parks.
- Determine the use or designation for the open space behind Carlmont High School.
- Consider expansion of the OS-P zone in hillsides to cover all open spaces.

Figure 5-1: Parks, Open Space, and Trails



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Source: City of Belmont, 2015; Dyett & Bhatia, 2015.

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Appendix A

The following table shows the correspondence between existing General Plan land use designations and those proposed in the Draft Preferred Plan.

Table A-1: Current and New General Plan Land Use Designation Correspondence

<i>Existing General Plan Land Use Designations</i>	<i>New General Plan Land Use Designations</i>
Residential	
Low Density Residential (RL)	Low Density Residential
Medium Density Residential (RM)	Medium Density Residential
High Density Residential (RH)	High Density Residential
Hillside Residential and Open Space (HROP)	Hillside Residential Open Space
Commercial and Mixed Use Designations	
Neighborhood Commercial (CN)	Neighborhood Commercial
General Commercial (CG)	Corridor Mixed Use
Office Commercial (CO)	Office Commercial
Highway Commercial (CH)	Regional Commercial
Service Commercial (CS)	Service Commercial
Central Business District (CBD)	Belmont Village Mixed Use (Specific Plan)
Retail Commercial (C/R)	Belmont Village Mixed Use (Specific Plan)
East Belmont (EBMU)	N/A (removed)
Other Designations	
Industrial	Service Commercial, Regional Commercial
Institutional	Institutional
Public Facilities	Public/Community Facilities
Parks and Open Space	Public/Community Facilities (Parks); Open Space (natural open space)

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Parks & Recreation Commission Comments
Belmont General Plan Update
August 2015

Introduction

The Parks and Recreation Commission reviewed the maps, presentations, and had two detailed discussions of the materials presented to date concerning the general plan update. The Commission has viewed the update as a professional and well-managed process and thanks the consultants and staff for their efforts.

We believe the General Plan (and follow-on P&R Master Plan) should vigorously strive to achieve the continued enhancement of Belmont's quality of life. The comments below are designed to capture the key discussion points of the Commission so far, reflecting the thoughts and efforts of the group to provide City Council and the Planning Commission with specific P&R input to assist it in crafting the General Plan.

1. Parks – Ensure broadest access to parks and fields, and maintain appropriate per capital parks acreage

Increase number of neighborhood parks. Belmont is lacking in developed parks, and the General Plan should identify that a gap exists in certain neighborhoods, as well as maintain the goal of 5 acres of parks per 1,000 residents. Excluding open space and athletic fields, Belmont has about 60% of the developed park acreage in comparison with neighboring cities. These are the neighborhood parks that go a long way in enhancing our quality of life. The general plan should reflect the need of some neighborhoods, such as Central, for additional developed park space.

Be mindful of “park sheds” as it relates to Belmont’s topology. A park shed is a measure of the area surrounding a park, from which its most frequent users travel from to reach the park. The Commission recommends that the concepts of creating park sheds be retained in the General Plan to ensure the goal of having residents be able to walk or bike easily to their local park, based on their actual ability to reach the park (including incorporating the roads, sidewalks, and hills into the calculations and not just a measure of “how the crow flies”).

Add “pocket parks” to the city’s development capabilities. The Commission discussed the idea of encouraging the creation of public pocket parks in new developments. Because the cost of land is high in Belmont, it is likely that expansion of developed parks may come from the inclusion of public park spaces in new developments. Developments in the downtown should consider the inclusion of public spaces for events, playgrounds, or dog parks along with a better connection to Twin Pines Park.

2. Zoning – Streamline zoning designations for better consistency in usage and development, as well as clearer understanding by staff and the public

We believe the zoning designations for parks and open space require change. Currently, parks and open space is zoned with a variety of designations that do not reflect the use as parks or open space and require that Conditional Use Permits be obtained for routine projects.

Move all of Belmont’s open space into the recently created Open Space Zoning Designation.

Parks & Recreation Commission Comments
Belmont General Plan Update
August 2015

- **Create a new Parks/Public Zoning Designation.** This will allow for an easier process to develop park features, including athletic fields, associated buildings, restrooms, and playgrounds. All current and future parks should be rezoned to reflect the land's use as parks.
- **Consider zoning for Barrett that provides management flexibility.** The Commission also discussed that the zoning for the Barrett Community Center should allow the City to enter into third party agreements for managing elements at a new community center.

3. Mobility – Enhance our ability to walk, bike, and use public transportation in an effort to reduce car dependencies and its resulting traffic and pollution.

- **Incorporate “paper trails” to General Plan to increase accessibility to parks, schools, and other community sites.** The Commission suggests that the concept of an integrated network of walking paths, also called paper trails, be explored in the General Plan. These walking paths can be used to connect residents to parks, schools, and other points of interest and could provide the answer to reducing the number of short vehicle trips on Ralston Ave.
- **Increase pedestrian and bike mobility (and safety) on existing streets.** The General Plan should also explore opportunities to increase pedestrian and bike mobility through sidewalk enhancements and bike signage and lanes.

4. Population – Adapt policies and requirements to reflect Belmont's population, including recent trends

- Ensure all age groups are well represented in P&R activities, especially the growing pre-teen and teen population.
- Be mindful of the rise in dual-working families as P&R (and city) programs and parks are developed.
- Continue focus on senior health and wellness needs.
- Think beyond just the people of Belmont (e.g., more residents will result in more dogs).

5. Major products – Include major city development projects to enhance P&R activities in the future.

While not an exhaustive list, we believe the General Plan should include a discussion of major city projects foreseen for the future, including:

- **Barrett Community Center.** The general plan should summarize planning work on the Barrett Community Center including the recently completed Ad Hoc Committee Report to City Council.
- **Athletic fields.** The general plan can recognize the importance of the athletic fields to the community including athletic field maintenance and improvement projects such as the sports complex synthetic turf project. In addition, the Commission will discuss the joint use agreement with School District that could be mentioned in the general plan.

Parks & Recreation Commission Comments
Belmont General Plan Update
August 2015

- **Twin Pines.** Support the extension of a “village” that would connect business and residential development with existing civic and parks facilities and create a connected experiences across all those elements.
- **Water features.** Improvements to Belmont Creek may also be appropriate for mention in the updated general plan. In particular, the recent study of the creek included proposed bank stabilization improvements through Twin Pines Park. In addition, the City’s connection to the waterway could be enhanced by planning for improved connections, walkways, and recreation in the creek corridor.
- **Open Space.** The Commission discussed the need for future planning for open space including:
 - San Juan Canyon trail plan including connections to regional trails
 - Interpretive programs to increase the use and understanding of Belmont’s open space
 - Open space management including trail maintenance, fire prevention, and invasive species removal

6. Additional discussion topics. The Commission plans to continue General Plan discussions in future meetings and will report to City Council and the Planning Commission as needed. In addition to refining our thoughts on the above topics, we plan to discuss new topics, including (but not limited to): recreation programs, arts, organized sports, shared city/school spaces, and facilities.



2035 General Plan Update



Joint Study Session on Proposed Preferred Plan


Planning Commission and City Council
August 3, 2015

DYETT & BHATIA
Urban and Regional Planners

GENERAL PLAN UPDATE / *Joint Study Session on Proposed Preferred Plan*

Agenda


1. Welcome and Introductions
2. Review of General Plan Update and Status
3. Purpose of Preferred Plan
4. Overview of Draft Preferred Plan Topics and Key Strategies
 - Land Use
 - Circulation
 - Public Facilities, Services, and Safety
 - Parks, Open Space, and Recreation
5. Discussion and Public Comment
6. Wrap-up; Next Steps



GENERAL PLAN UPDATE / *Joint Study Session on Proposed Preferred Plan*

Where We Are in the Process

- Background research and analysis on existing conditions completed, with key policy questions raised
- Public outreach leading up to Draft Preferred Plan:
 - Stakeholder interviews
 - Three workshops on visioning and opportunities
 - Communitywide survey
 - Open House on Draft Preferred Plan in May 2015
 - Study Session with Planning and Parks/Rec Commissions in June 2015
- Technical research and community input combined to produce Proposed Preferred Plan & Strategies



Purpose of the Preferred Plan

- Consists of maps and a policy framework in four chapters:
 - Land Use and Community Design
 - Circulation and Streetscape
 - Public Facilities, Services, and Safety
 - Parks, Open Space, and Recreation
- Forms the basis for drafting the detailed General Plan document
- Task for PC/CC: concur with and advance the Preferred Plan to next stage of project (Prepare General Plan draft)



Preferred Plan Land Use Designation Changes

- No changes are proposed to the four current residential designations:
 - Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Hillside Residential Open Space
 - Additional residential uses may be permitted and/or encouraged in various new mixed use designations.
- No changes are proposed to Institutional uses.



New or Modified Designations

- Mixed Use Designations
 - Belmont Village Mixed Use
 - Pedestrian-oriented downtown mixed use core
 - Includes a combination of residential, office, service, retail, and entertainment uses where appropriate
 - Precise mix, location, and distribution of uses to be established in Specific Plan
 - Corridor Mixed Use
 - Community and visitor-serving retail and services, lodging, office, and high density residential
 - Horizontal and vertical mixed use encouraged but not required

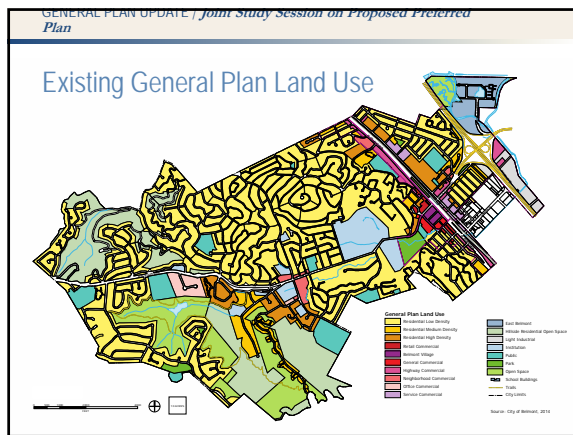


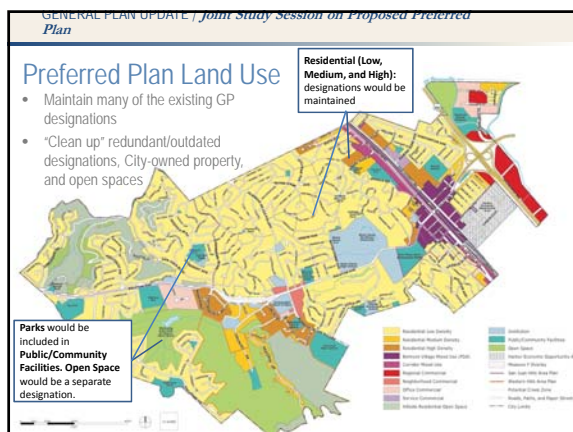
GENERAL PLAN UPDATE / Joint Study Session on Proposed Preferred Plan

New or Modified Designations

- **Commercial Designations**
 - Regional Commercial
 - Combines General Commercial and Highway Commercial
 - Generally applies to areas east of 101
 - Neighborhood Commercial (applies to Carlmont Village)
- **Other Designations**
 - Industrial (removed and replaced by Service and Regional Commercial)
 - Parks (combined with Public/Community Facilities)
 - Open Space (natural, unimproved open space areas)







GENERAL PLAN UPDATE / Joint Study Session on Proposed Preferred Plan

Preferred Plan Land Use

- Create new designation for entire Belmont Village Priority Development Area
- Establish Corridor Mixed Use designation for El Camino Real corridor outside Belmont Village PDA

Corridor Mixed Use: proposed on El Camino outside of Belmont Village

Belmont Village Mixed Use: proposed designation on Belmont Village PDA; details on use mix and location determined in Specific Plan

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Land Use Policy Framework

- Create a clear and compelling vision for the Village through the **Belmont Village PDA Specific Plan**, which will refine the types and mix of uses and provide development and design standards for the Village.
- Ensure **neighborhood preservation and enhancement** through maintaining residential density and design standards, especially in the hillsides.
- Explore future options for the **Harbor Economic Opportunity Area**, including potential annexation.

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Land Use Policy Framework

- Update the **Western Hills and San Juan Hills Area Plans** for consistency with current planning goals and objectives
- Eliminate Agricultural zoning districts** from the zoning map and code.

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Economic Development Policy Framework


- Create **incentives** to encourage development in the Belmont Village PDA.
- Establish **priorities for City funding** to fulfill economic development objectives.
- Create a **clear vision** for use of City-owned parcels, and **utilize these sites as catalyst projects** for the Belmont Village PDA.



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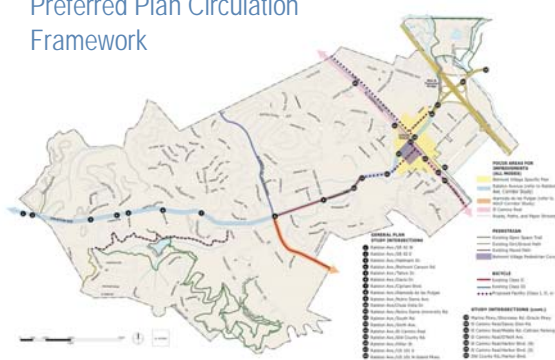
Historic Resources Policy Framework

- Update the City's **inventory of historic resources**.
- Incorporate **historic preservation in the zoning ordinance**, rather than elsewhere in the Municipal Code.



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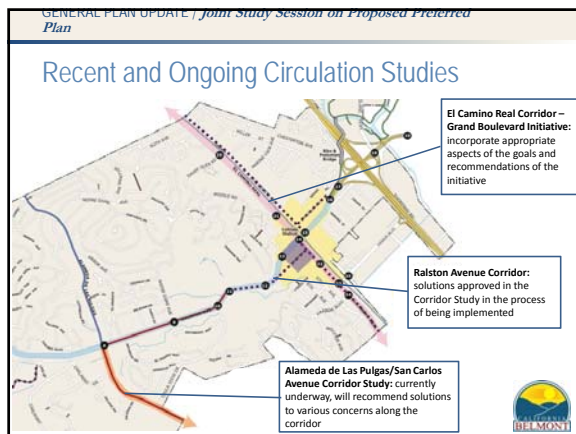
Preferred Plan Circulation Framework

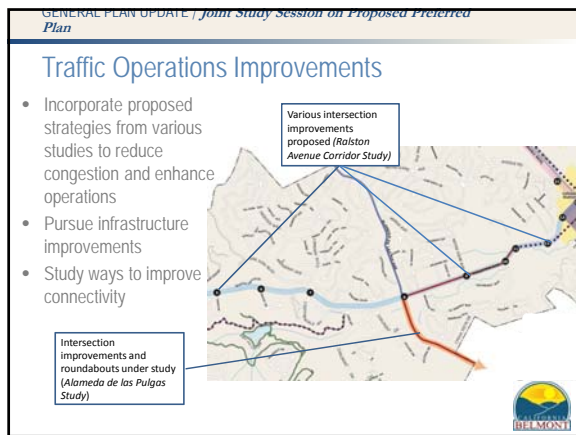


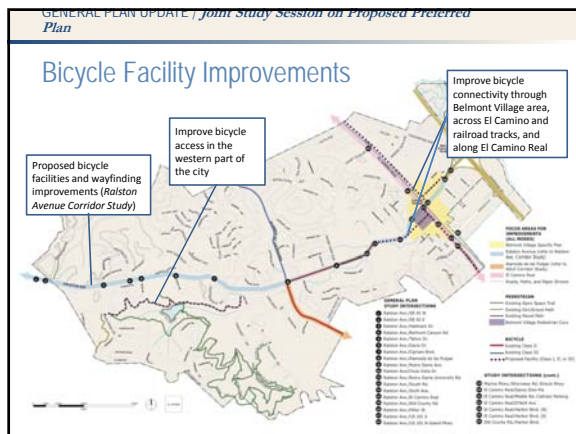
GENERAL PLAN
CIRCULATION FRAMEWORK

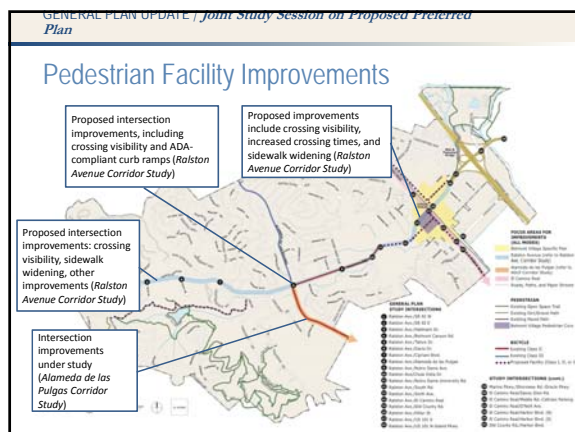
LEGEND

- EXISTING**
 - Existing Street
 - Existing Road
 - Existing Highway
 - Existing Transit
 - Existing Waterway
- PROPOSED**
 - Proposed Street
 - Proposed Road
 - Proposed Highway
 - Proposed Transit
 - Proposed Waterway
- EXISTING/PROPOSED**
 - Existing/Proposed Street
 - Existing/Proposed Road
 - Existing/Proposed Highway
 - Existing/Proposed Transit
 - Existing/Proposed Waterway










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Circulation Policy Framework


- Create and maintain a **transportation system** that is **safe, efficient**, provides access in an **equitable** manner, and optimizes travel by **all modes**.
- Acknowledge that a **"whole network approach"** is necessary, because all streets cannot necessarily serve all users at all times.
- Seek to **improve neighborhood transit options**, possibly with a shuttle system that serves the western neighborhoods and links to community destinations.



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Circulation Policy Framework


- Study the feasibility of a **new east/west vehicular and bicycle/pedestrian crossing** of El Camino and the railroad tracks, north of Ralston Avenue.
- Work collaboratively with the school districts to **address congestion** associated with school trips.
- Identify which **street improvements** to prioritize in constrained environments (such as the Belmont hills).



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Circulation Policy Framework

- **Manage congestion** on major corridors to facilitate **police and fire department responses** to emergencies.
- Explore development of a **Transportation Demand Management (TDM)** program.



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Preferred Plan Parks, Recreation, and Open Space




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Preferred Plan Open Space

- Provide an awarded, high quality park
- Support park and recreation
- Support park and recreation


Complete the planned park





Preferred Plan Open Space


- Im of far
- Re sp we su



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Parks, Open Space, and Recreation Policy Framework


- Evaluate **parkland standards on a neighborhood level** to determine which neighborhoods are currently underserved.
- Support **acquisition and/or development of parks** in Belmont, especially in neighborhoods that are currently underserved.
- Create a **community-based vision** for the new **Barrett Community Center**, and pursue implementation of the redesigned facilities.



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Parks, Open Space, and Recreation Policy Framework

- Improve the **quantity and quality** of recreational programming, facilities, and services in Belmont.
- Update the **Parks and Open Space Master Plan**.
- Explore the **best uses** for park impact fees and in-lieu fees.
- Create a **consistent land use designation** in the General Plan and zoning ordinance for parks.



Public Facilities, Services, and Safety Policy Framework

- Establish **police standards** for response time and service ratio.
- Identify and implement strategies to **reduce fire hazards** in the San Juan Hills and Western Hills.
- Coordinate with the **Mid-Peninsula Water District** to:
 - Manage the City's water facilities on a strategic timeline basis
 - Ensure increased water demand from planned development is evaluated for impacts on water supply
 - Identify impacts to the City's water supply from persistent drought conditions



Public Facilities, Services, and Safety Policy Framework

- Identify and implement strategies to **reduce flooding**, **improve water quality**, and **meet sewer capacity needs**.
- Ensure coordination and consistency between the General Plan and the **Belmont Local Hazard Mitigation Plan**.
- Discuss requiring development to **pay a fair share of the costs** of transportation and other infrastructure improvements.
- Address State-mandated goals to **address climate change** through a **Climate Action Plan (CAP)**.



Your Thoughts

- Does the Draft Preferred Plan capture your understanding of the community's priorities?
- Anything that we missed or needs further refinement?
- Other ideas or strategies that you would like to see explored as we draft the General Plan?



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Wrap-Up and Next Steps

- Autumn 2015: Draft General Plan policies based on approved Preferred Plan framework
- Public Review Draft General Plan by end of 2015
- Goal: Project Description for EIR reached by mid-winter 2016

Also...

Belmont Village Specific Plan kicked off!

- Outreach beginning soon
- Background research and analysis underway





2035 General Plan Update



*Joint Study Session on
Proposed Preferred
Plan*

Planning Commission and City Council
August 3, 2015

DYETT & BHATIA
Urban and Regional Planners
